



Calves Plock, Crizeley, Wormbridge, Hereford HR2 9DB



Sunderlands
Residential Rural Commercial



**Calves Plock
Crizeley
Wormbridge
Hereford
HR2 9DB**

Summary of features

- Detached standalone cottage
- Surrounded by farmland of Whitfield Estate
- Three bedrooms, two reception rooms.
- Delightful, good sized private gardens.
- Double garage

Asking price £475,000

Description

A detached stand alone cottage in this rural but accessible area about six miles south of Hereford. The property is surrounded by farmland owned by the Whitfield estate and enjoys views of the Saddlebow hills and Orcop. The cottage has lovely mature private gardens which face south, ideal for keen gardeners. The property itself provides three bedrooms, two reception rooms with a study hall, kitchen and utility whilst to the First Floor, three bedrooms, bathroom and balcony which takes in the view. Attached to the side of the property is a double garage with potential for increasing the existing accommodation.

Situation

The property enjoys a lovely position surrounded by farmland and extensive woodland and is set about six miles south of Hereford being well placed for the towns of Abergavenny, Ross-on-Wye and Monmouth. The nearest amenities would be Locks garage at Allensmore which has a farm shop and more to the south the village of Ewyas Harold which has schooling, butchers, public house, church and shop/post office.

Accommodation in more detail as follows:

Accommodation

Front Door

Leads to –

Enclosed Porch

With double glazed windows and door through to –

Study/Hallway

Stairs up to First Floor, secondary glazed window, radiator.

Sitting Room

Having arched brick feature, fireplace with timber surround hearth, radiator and double glazed door to garden.

Dining Room

Having radiator, secondary glazed window.

Kitchen

Having a range of units to both base and eye level, work surface area with inset stainless steel sink and drainer unit, pantry cupboard, secondary glazed windows, four ring hob with oven under. Door to –

Utility Room

With door to outside, stainless steel sink drainer, plumbing space for washing machine/dishwasher.

Cloakroom

With WC low flush suite, sink and window.

Stairs lead from the Study/Hallway to the –

First Floor

Landing

With linen cupboard and access to loft.

Bedroom One

Having double glazed window and double glazed door out to balcony – where there are lovely views. Fitted wardrobes and radiator.

Bedroom Two

Having secondary glazed window to rear and radiator.

Bedroom Three

Having fitted cupboard, radiator and double glazed door out to balcony from where there are lovely views.

Bathroom

Comprising bath, face and wash hand basin, WC low flush suite, bidet, separate shower cubicle, secondary glazed windows, cupboard and radiator.







Outside:

Pedestrian gate leads to delightful private gardens enclosed in a high screening hedging which adjoin neighbouring farmland.

The gardens

Initially there is a patio area with sunken lily ponds which then give way to a lawned garden which is divided into sections by mature hedging with areas of lawn, a cultivated area with a variety of trees including fruit – apple, damson and pear, Oak, Silver Birch etc. There is a useful large outside shed. To the side of the property there is a **double garage** with up and over doors and pitched roof and houses the oil fired central heating boiler.

Services:

Mains water and electricity. Septic tank drainage. Oil fired central heating.

Tenure:

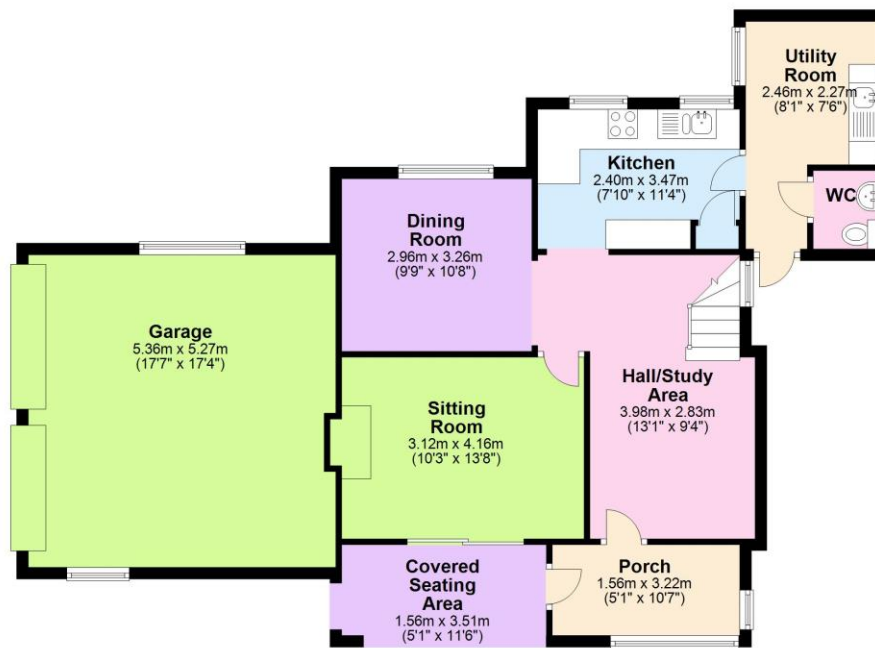
Freehold.

Directions:

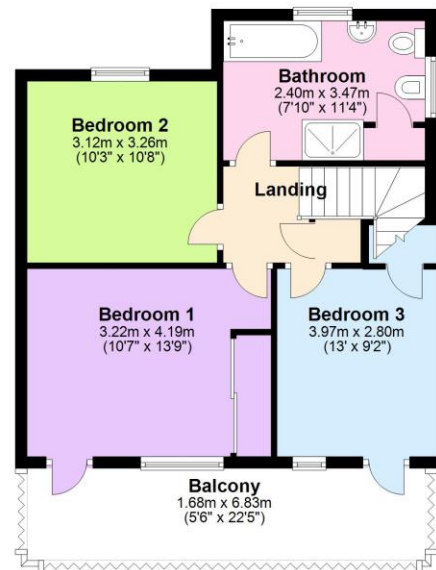
Leave Hereford south on the A465 as if going towards Abergavenny. Pass through Allensmore and Locks Garage. After about a mile and a half, part way along a road straight and just opposite the layby take a small right turn along a private drive. Take the right fork along an unmade vehicle track which terminates at the property.

What3words:

//trackers.wins.bangle



First Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Sunderlands Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

